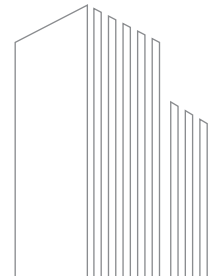
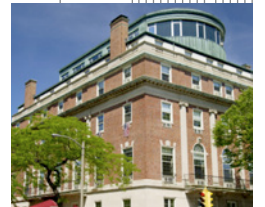


Renovating Your Building Delivers Immediate Financial Benefits

LET'S RENOVATE YOUR BUILDING TOGETHER

For over a decade,
PACE Equity has funded
PACE projects in innovative,
never-before-seen ways.

We pursue better
buildings that improve
customer returns while
they lower carbon
emissions. We put the
customer at the center
of all that we do.



USE LOW-COST, LONG-TERM FINANCING FOR RENOVATION PROJECTS

PACE Equity is a smart source of capital for renovation projects with low-cost, non-recourse, fixed-rate, long-term financing.

A few Important reasons to use PACE Equity funding:

- Repayments can be tied to tenant CAM charges, green fees, or NNN leases
- Access renovation funding even when lenders aren't willing to expand existing loans to cover new costs
- Transferable to new owner at sale and there is no 'Due on Sale' requirement.
- Can be used for efficient business process equipment while you use your capital budget for other company investments
- Long-term amortization periods (up to 30 years)
- Flexibility with prepayment options

Whether your renovation project includes one efficiency improvement or several, you can **add value to your property** when you update energy and water-consuming features with PACE Equity financing.

RENOVATION AND CAPITAL IMPROVEMENT PLANS

Many owners and developers are improving their buildings to take advantage of federal and local incentives.

Building Performance Standards are being implemented in cities and states across the U.S. which require efficiency updates.

Tenants are demanding efficiency, comfort and indoor air quality in their spaces.

Business manufacturing processes need efficiency investments to manage costs and modernize equipment.

No matter the motivation for improving your building, PACE Equity financing offers low-cost, non-recourse, fixed-rate, long-term financing.

Renovation Delivers Short and Long Term Wins

- 1 Attract or retain tenants
- 2 Increase property value
- 3 Improve Net Operating Income
- 4 Tackle a backlog of deferred maintenance
- 5 Take advantage of incentives
- 6 Comply with mandated Building Performance Standards in your area
- 7 Update business process equipment



633 CLARK STREET OFFICE BUILDING
\$1.5 MILLION



TIE REPAYMENTS TO CAM CHARGES, GREEN FEES OR NNN

If your tenants are benefiting from the energy and water efficiency improvements, you can tie the PACE Equity repayment costs to CAM charges or green fees. A gross lease delivers you the full NOI benefit.

ENERGY CONSERVATION MEASURES ADDED/UPDATED



SOLAR READINESS



ELEVATOR



LED LIGHTING

BADGER PACKAGING
\$1.4 MILLION



IMPROVE YOUR BUILDING AND YOUR BUSINESS

Use your capital budget to invest in your business. Use PACE Equity funding to invest in your building or make your business process more efficient.

ENERGY CONSERVATION MEASURES ADDED/UPDATED



SCRAP RECOVERY SYSTEM (related to core business)



LED LIGHTING

BROOKLYN UNITED METHODIST SENIOR HOME
\$5.0 MILLION



IMPROVE TENANT EXPERIENCE AND OCCUPANCY RATES

Improve your tenant experience and apply for incentives. Meet Building Performance Standards such as New York's Local Law 97.

ENERGY CONSERVATION MEASURES ADDED/UPDATED



COMBINED HEAT/POWER



BOILER



LED LIGHTING

LAKE WORTH MARRIOTT
\$12.7 MILLION



TAKE ADVANTAGE OF LOCAL AND FEDERAL INCENTIVES

Use CIRRUS Low Carbon financing to renovate an existing building with modern efficiency measures. Meet local and federal requirements for tax credits and incentives.

ENERGY CONSERVATION MEASURES ADDED/UPDATED



HVAC



ENVELOPE



ELECTRIC



PLUMBING

What is PACE Financing?

Property Assessed Clean Energy (PACE) is a legislated public/private partnership that provides renovation financing with long-term, low-rate, non-recourse funds. Your retrofit budget can use our private capital funding for costs which impact energy & water spend, renewable improvements or seismic/resiliency measures. The repayment of capital is made through a long-term special tax assessment on the property, making it transferable with the property.

ELIGIBLE IMPROVEMENTS FOR YOUR RENOVATION FOR CAPITAL IMPROVEMENT PROJECT



HVAC equipment & controls



Indoor air quality



Seismic & resiliency



Indoor & outdoor lighting



Elevator/escalator



Solar PV



Windows



Insulation & envelope



Plumbing



Roofing

This is not an exhaustive list; every state has unique options for eligibility.



CIRRUS™ Low Carbon is a program that provides a lower interest rate when your renovation project adheres to lower carbon design standards. Our in-house Low Carbon Team can provide guidance so you meet the program requirements and earn the lower rate.

Ready to learn more?

ASK YOUR MANAGING DIRECTOR ABOUT
RENOVATION FINANCING FROM PACE EQUITY
We'll deliver a world-class customer experience.

855.378.0858

WWW.PACE-EQUITY.COM/RENOVATION